



20 Swan Street,
Pensnett, DY5 4DN

Taylor's

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*WONDERFULLY EXTENDED &
VERY WELL PROPORTIONED,
SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
 - GROUND FLOOR
 - Reception Hall
 - Guests Cloakroom
 - Sitting Room - 15' 4" x 10' 2" (4.67m x 3.10m)
 - Extended Kitchen - 17' 6" x 15' 6" (5.33m x 4.72m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 15' 4" x 10' 6" (4.67m x 3.20m)
 - Bedroom 2 - 10' 4" x 8' 5" (3.15m x 2.56m)
 - Bedroom 3 - 9' 7" x 6' 6" (2.92m x 1.98m)
 - Bathroom
 - OUTSIDE
- Impressive Driveway
 - Tandem Garage
- Lovely Rear Garden with Summerhouse
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



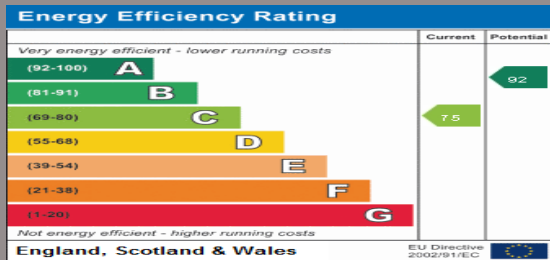
This WONDERFULLY EXTENDED & VERY WELL PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is PLEASANTLY SITUATED within this POPULAR RESIDENTIAL LOCATION, which has RUSSELLS HALL HOSPITAL combined with an EXTENSIVE RANGE of AMENITIES, TRANSPORT LINKS & SCHOOLING close by and furthermore encompasses a TREMENDOUSLY SPACIOUS & VERY WELL MAINTAINED LAYOUT of accommodation. This GOOD SIZED PROPERTY is VERY WELL PRESENTED THROUGHOUT, and together with being for sale with NO UPWARD CHAIN, in brief comprises: Side Reception Hall, Guests Cloakroom, Spacious Sitting Room, Extended & Well Fitted Kitchen with Dining / Sitting Areas, Landing, Three Well Proportioned First Floor Bedrooms & House Bathroom. Furthermore with Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Excellent Tandem Garage, Lovely / Secluded Rear Garden with Summer House, Double Glazing & Electric Storage Heaters. Tenure: Freehold. EPC:C. Council Tax Band: B. We believe the property to have all main services apart from Gas connected (However, in terms of a gas connection - this must be checked by any potential buyers conveyancing solicitor). Construction: We believe the property to be of a Non-Standard Crosswall Construction (Again - this is to be checked by any potential buyers conveyancing solicitor or surveyor). Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property.

BHS10090

MISREPRESENTATION ACT 1967

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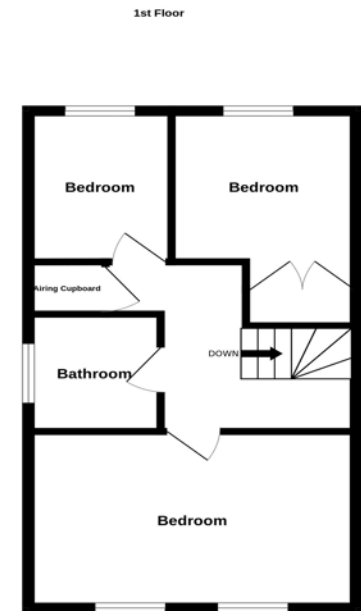
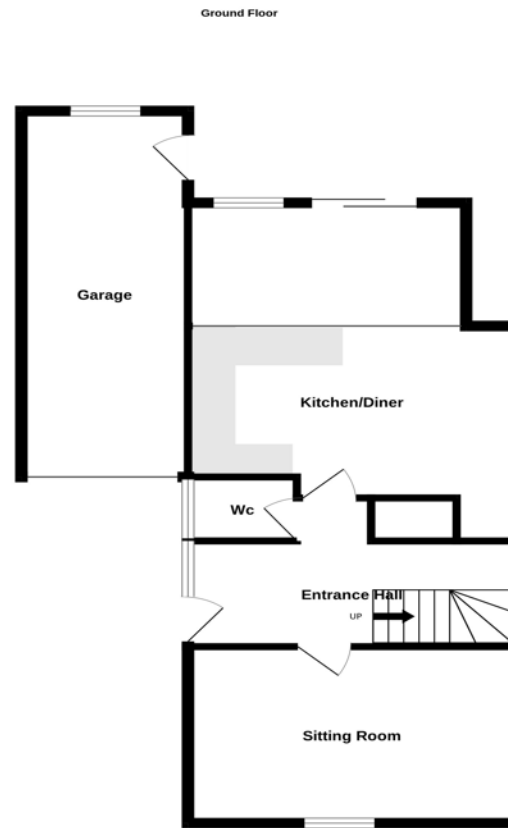
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